

Hillsboro Housing Needs Analysis



Results of the Buildable
Lands Inventory and
Housing Needs
Analysis

Comp Plan Goals and
Policies

Next Steps

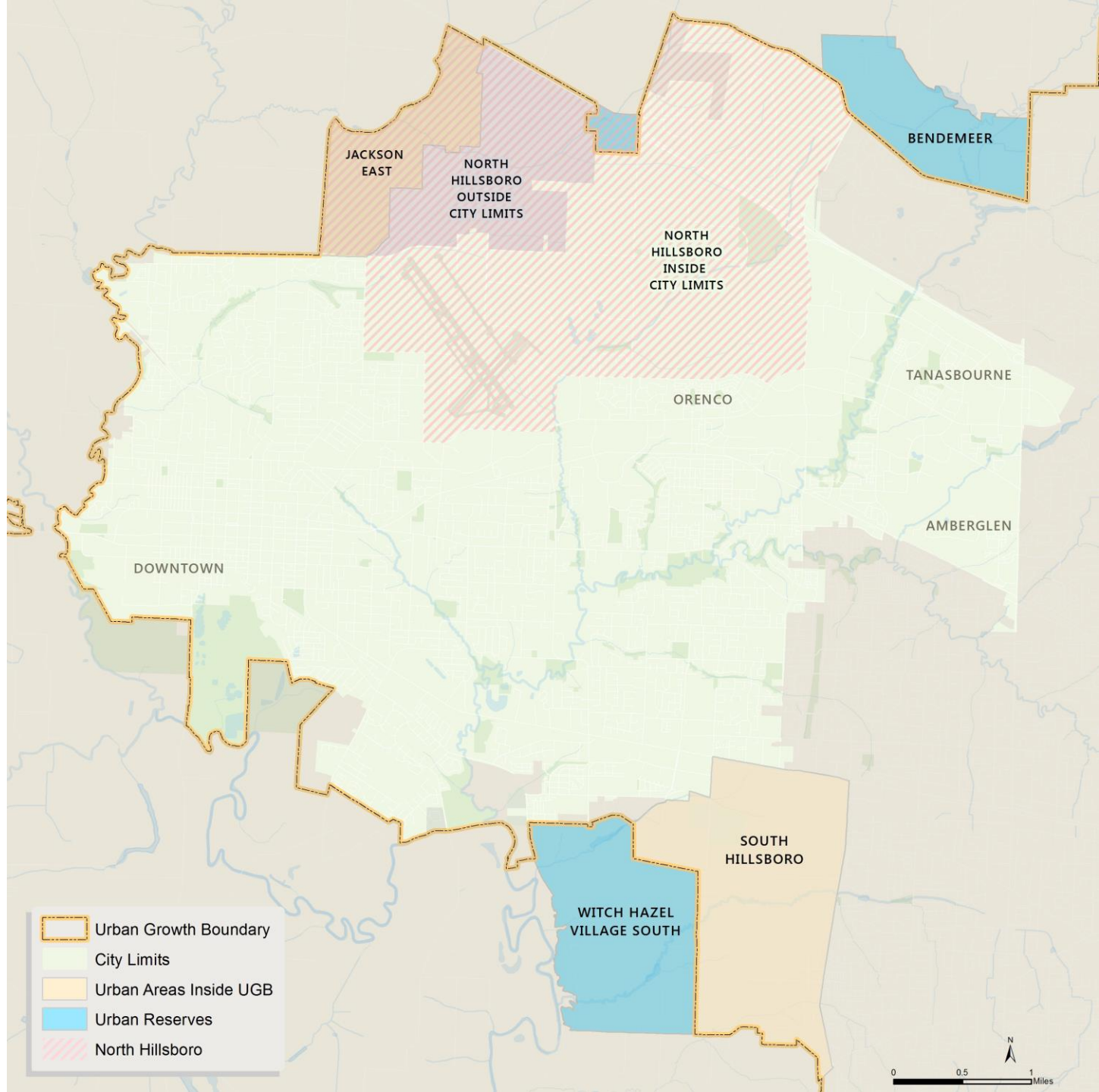
Reminder: What does the State require?

- Goal 10, OAR 660-007 requirements
 - “...designate sufficient buildable land to provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing or justify an alternative percentage based on changing circumstances.”
 - “...provide for an overall density of ten or more dwelling units per net buildable acre.”

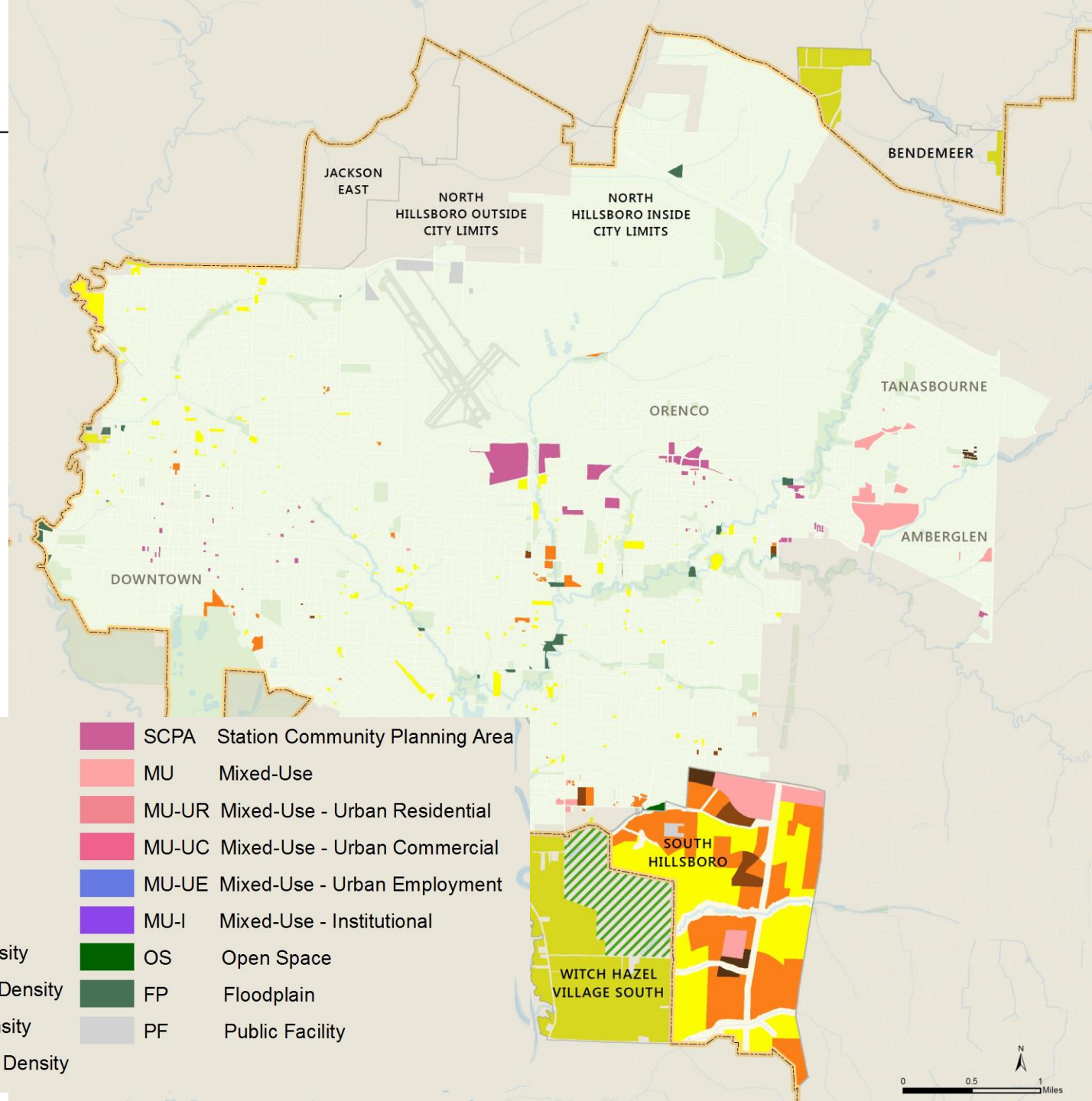


Results: Buildable Lands Inventory





Vacant Buildable Residential Land

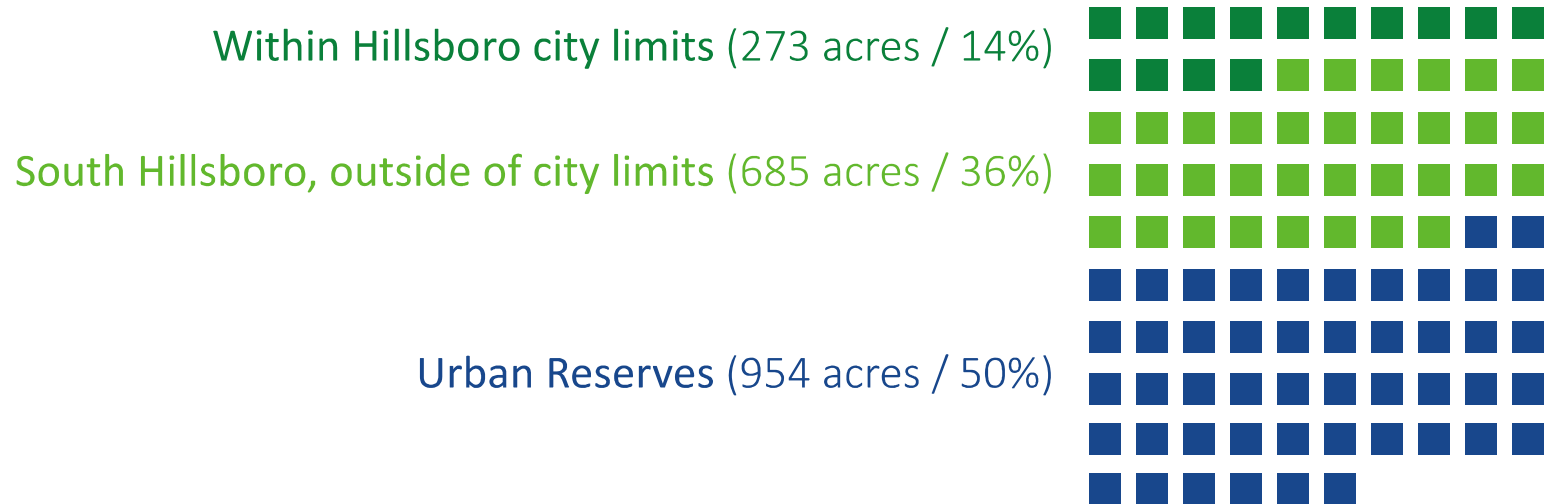


Vacant Buildable Residential Land, Hillsboro City Limits, South Hillsboro, and Urban Reserves, 2015

Hillsboro's Vacant Unconstrained Buildable Residential Land by Area, 2015

1 square represents 20 acres

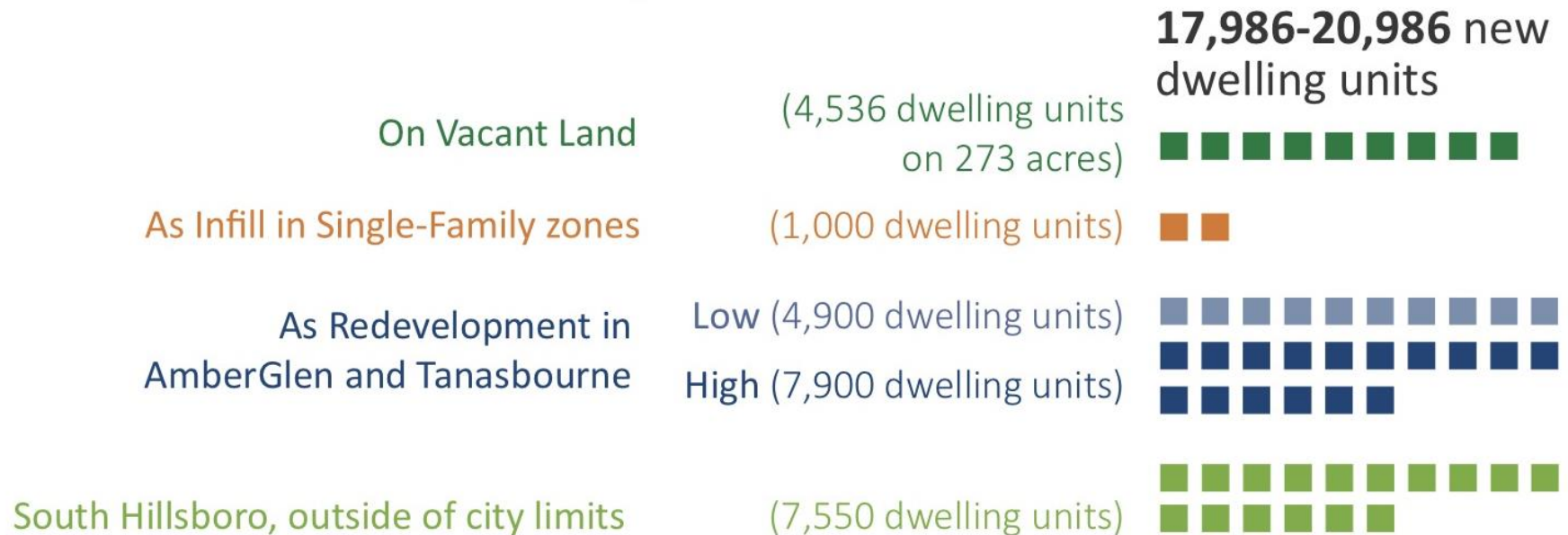
1,912 acres of buildable land



Housing Capacity, Hillsboro City Limits and South Hillsboro

Housing Capacity in Hillsboro within the city limits and South Hillsboro, 2015

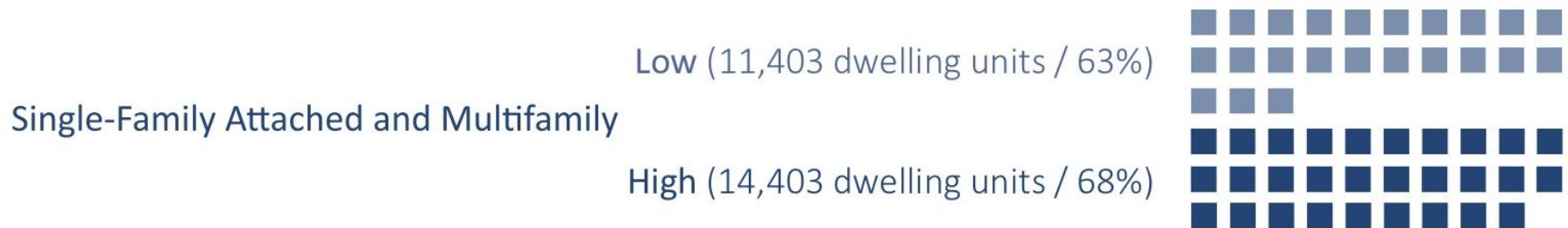
1 square represents 500 dwelling units



Estimated Mix of New Housing Capacity within Hillsboro City Limits and South Hillsboro

Estimated Mix of New Housing Capacity in Hillsboro within the city limits and South Hillsboro, 2015

1 square represents 500 dwelling units



Vacant Land Capacity, Urban Reserves

Potential Housing Capacity on Vacant Land in Urban Reserves, 2015

1 square represents 500 dwelling units



Results: Housing Needs Analysis



Housing Mix, 2013

HOUSING TYPES



Single-family detached
(includes mobile and
manufactured homes)

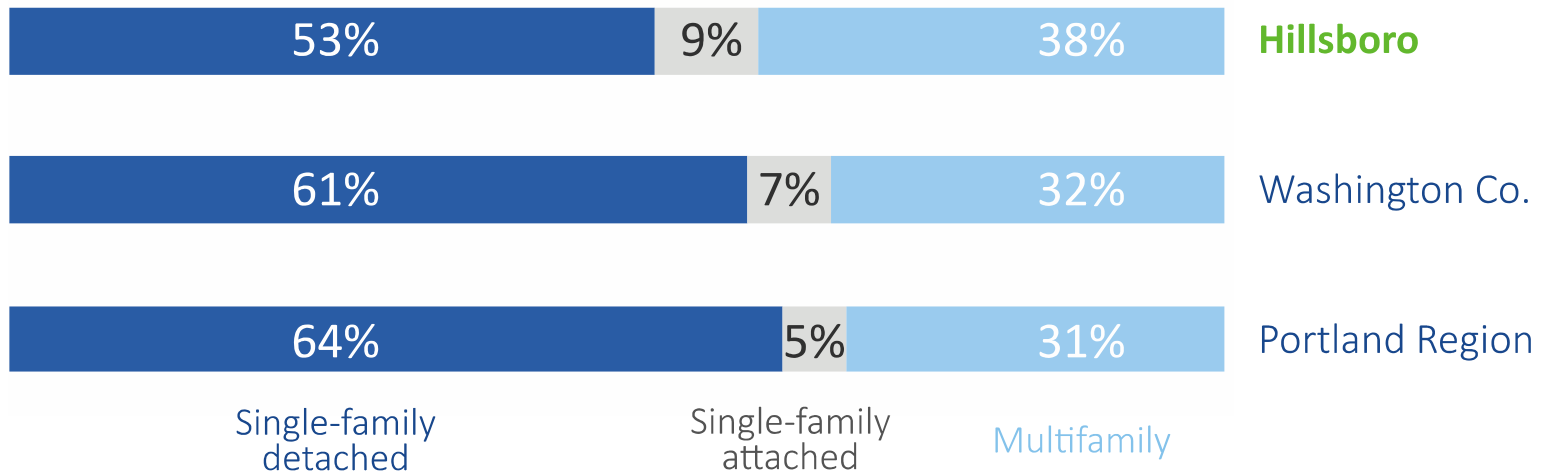


Single-family attached
(townhouses)

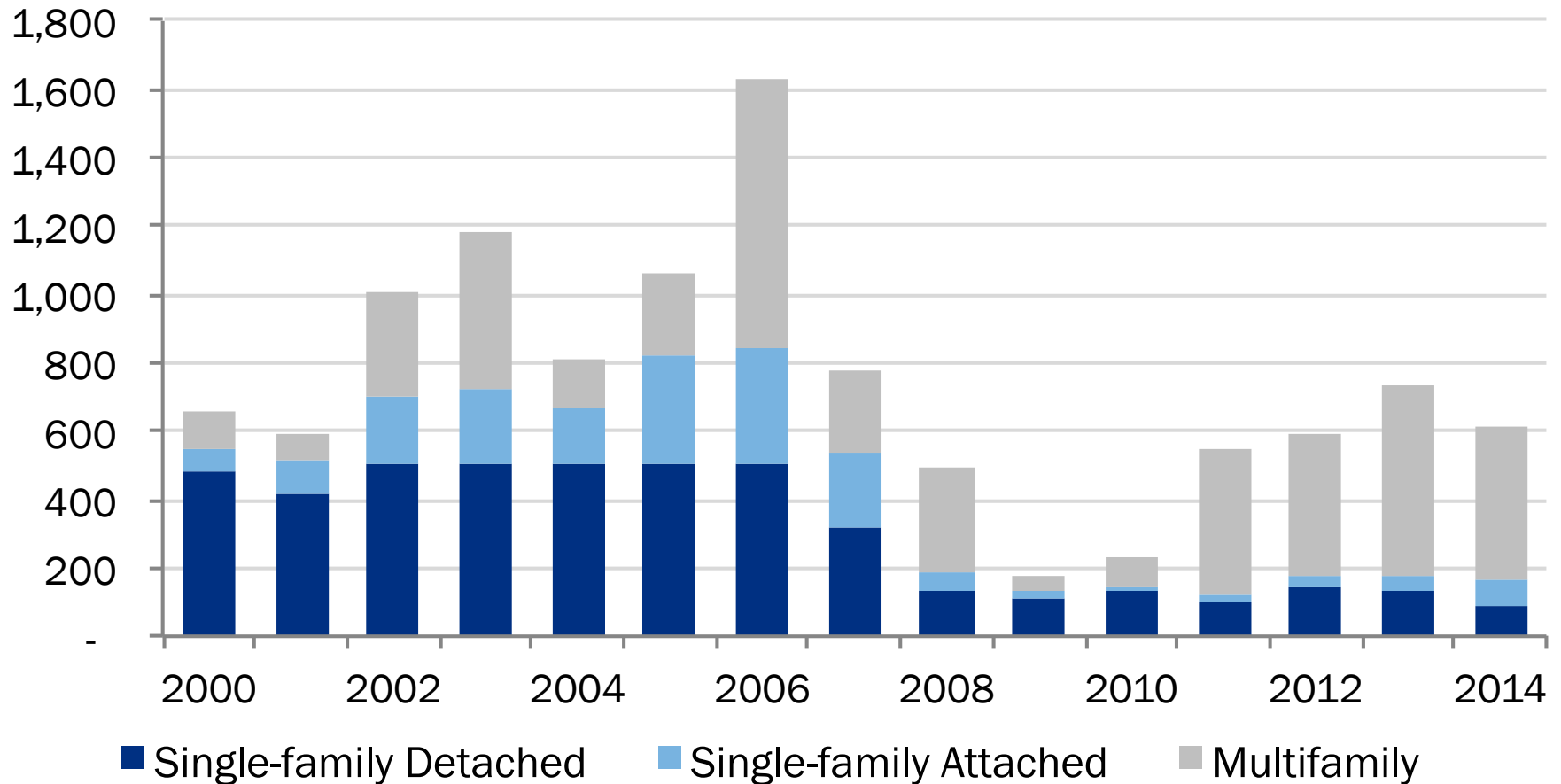


Multifamily
(condos, apartments, duplexes)

MIX OF EXISTING HOUSING TYPES, 2013



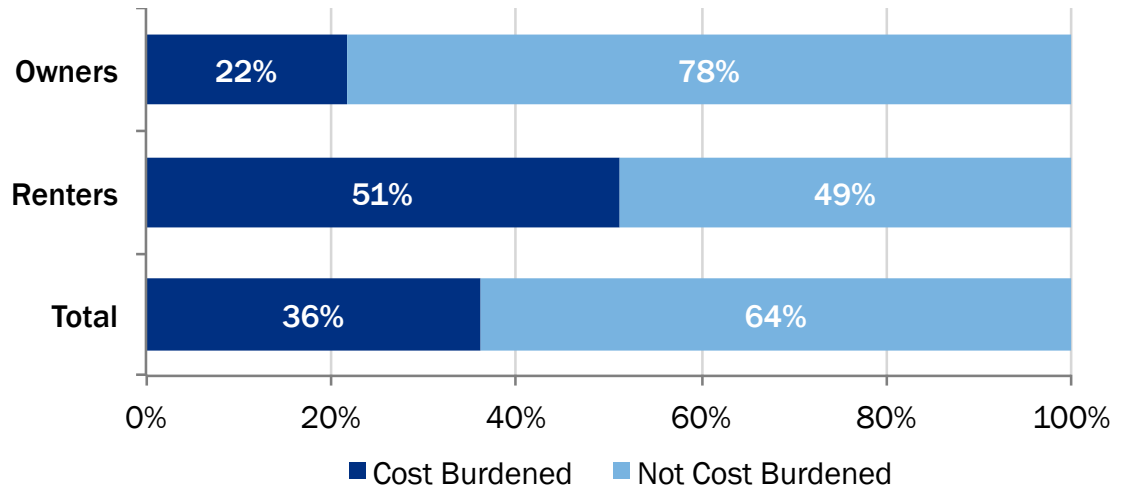
Units Permitted in Hillsboro, 2000-2014



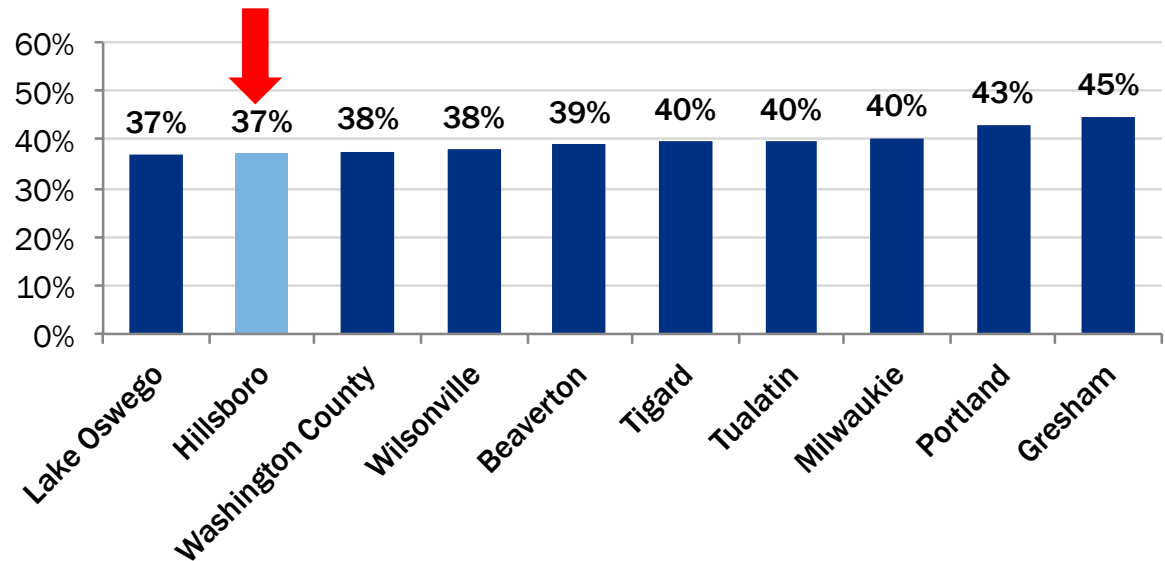
Source: City of Hillsboro

Housing Affordability: Cost Burden

Cost Burden by Tenure, Hillsboro, 2013

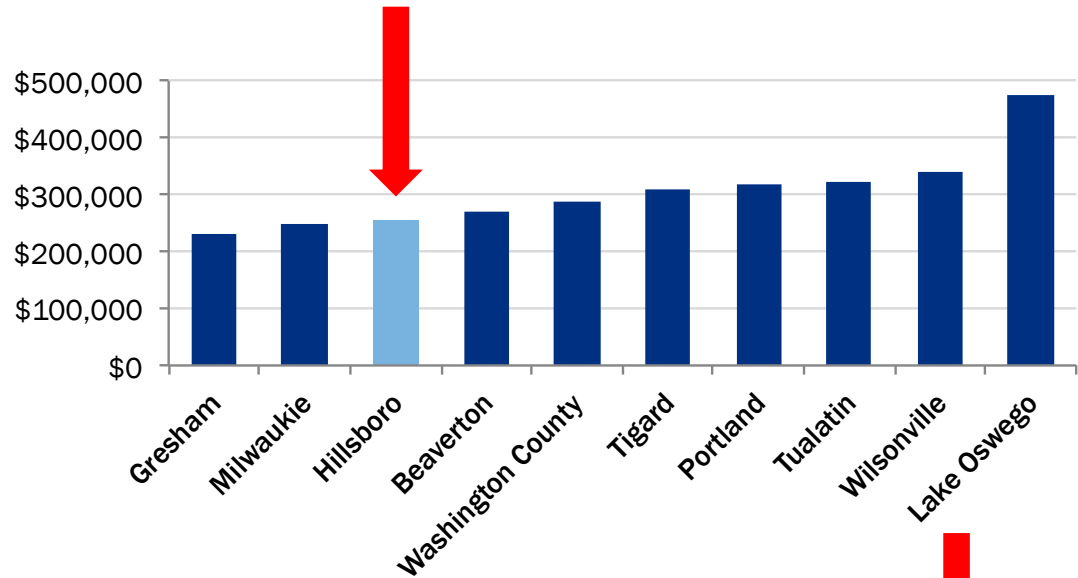


Cost Burdened Households, 2009-2013

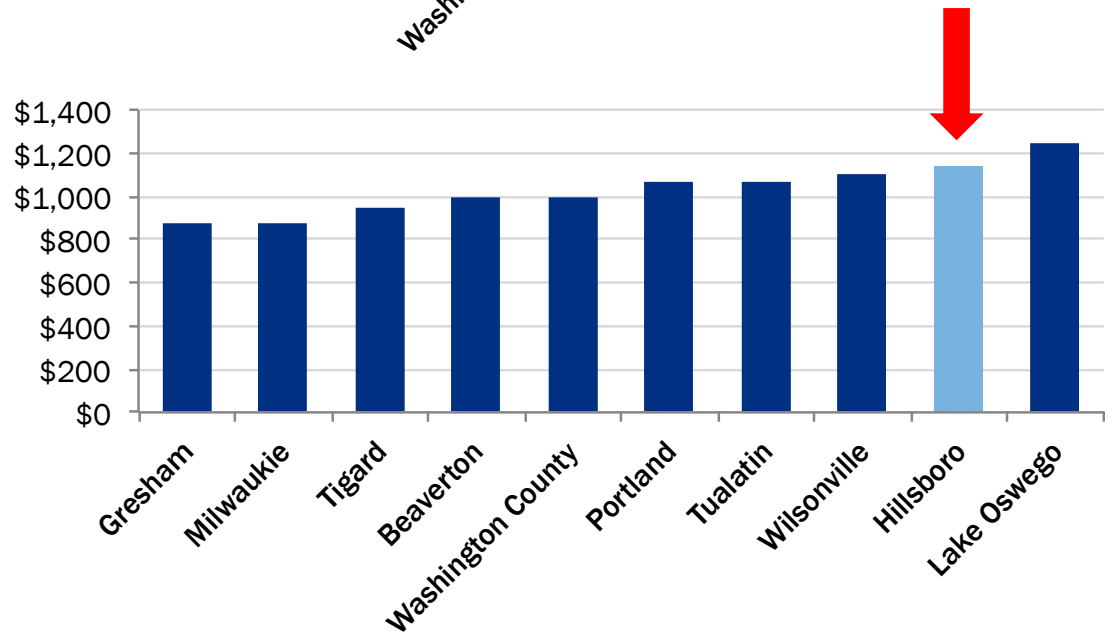


Median Sales Price and Median Rent, 2014

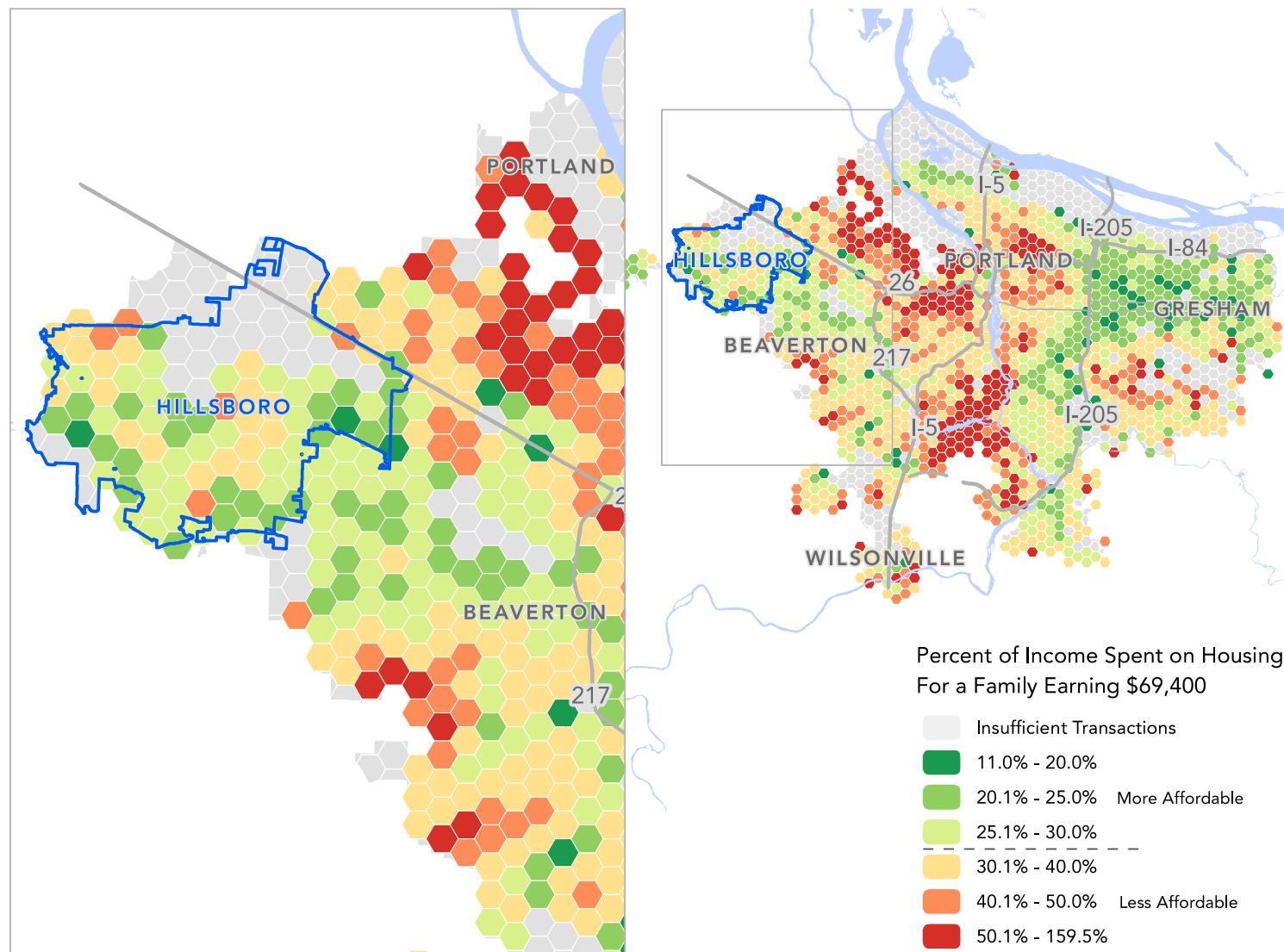
Median sales price, 2014



Median rent, 2-bedroom unit, 2014

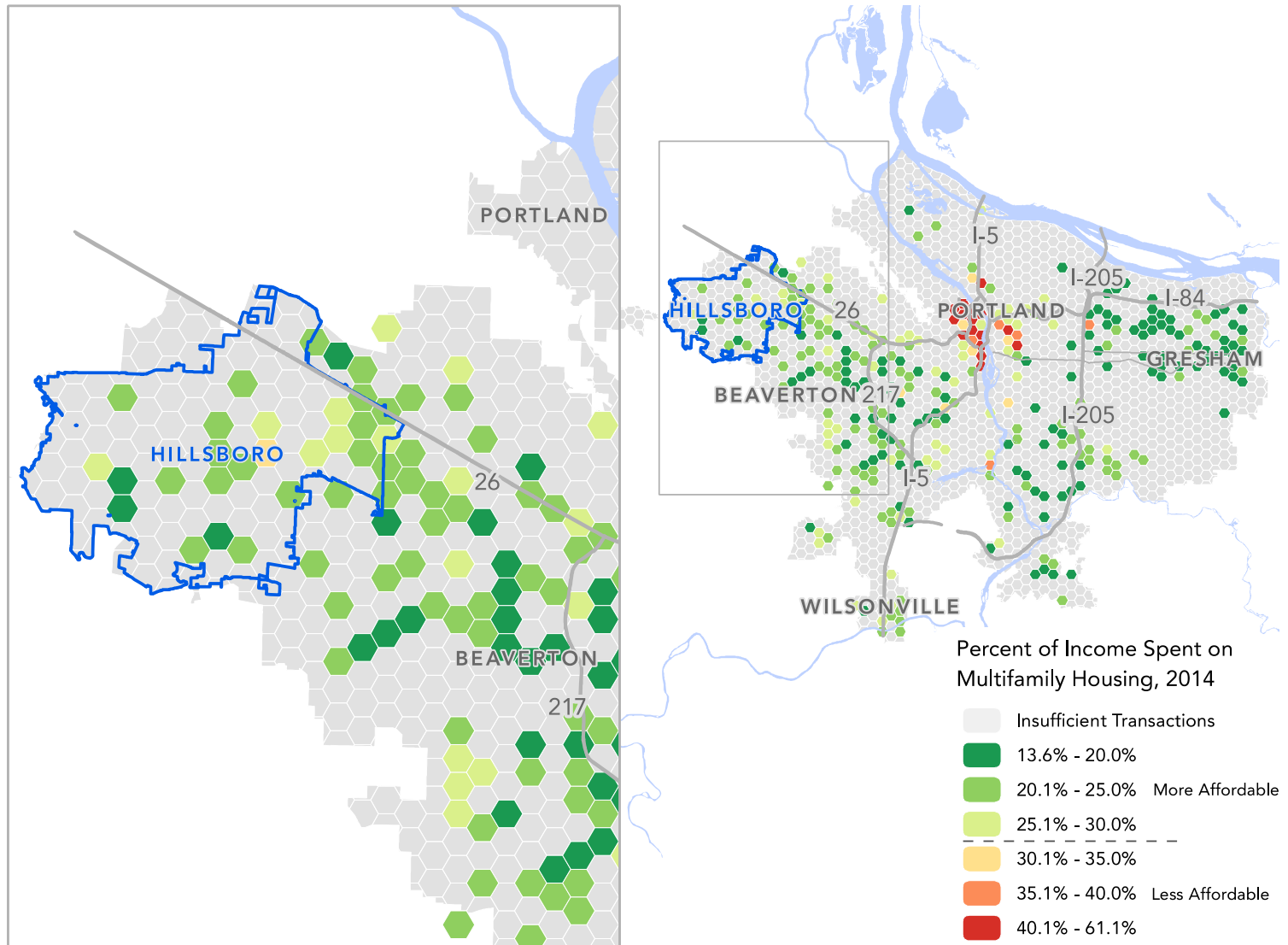


Single-Family Housing Affordability for a Family Earning \$69,400 in 2014



Source: ECONorthwest, Metro RLIS, US Department of Housing and Urban Development

Multifamily Housing Affordability for a Family Earning \$62,000 in 2014



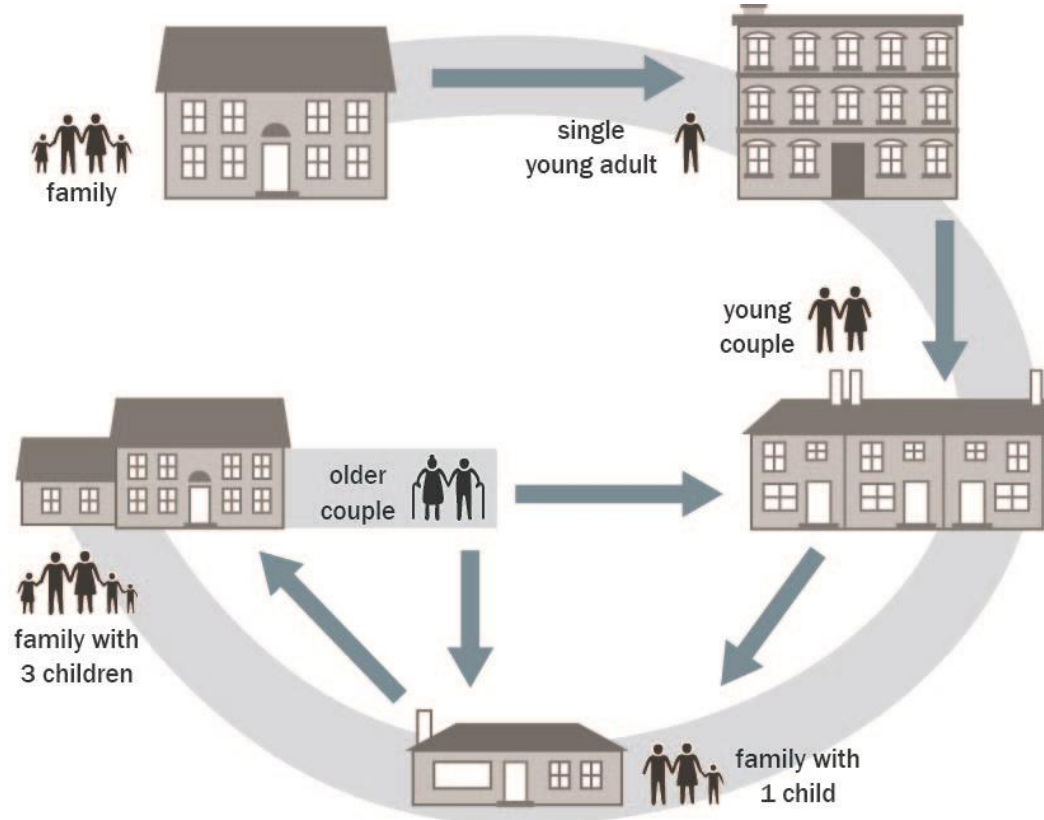
Source: ECONorthwest, REIS, Metro RLIS, US Department of Housing and Urban Development

Future Housing Needs in Hillsboro

How will future demographic and other changes affect housing demand in Hillsboro?

Key factors:

- Age
- Household Size/Composition
- Income



Source: ECONorthwest, adapted from Clark, William A.V. and Frans M. Dieleman. 1996. Households and Housing. New Brunswick, NJ: Center for Urban Policy Research.

Change in Age Distribution

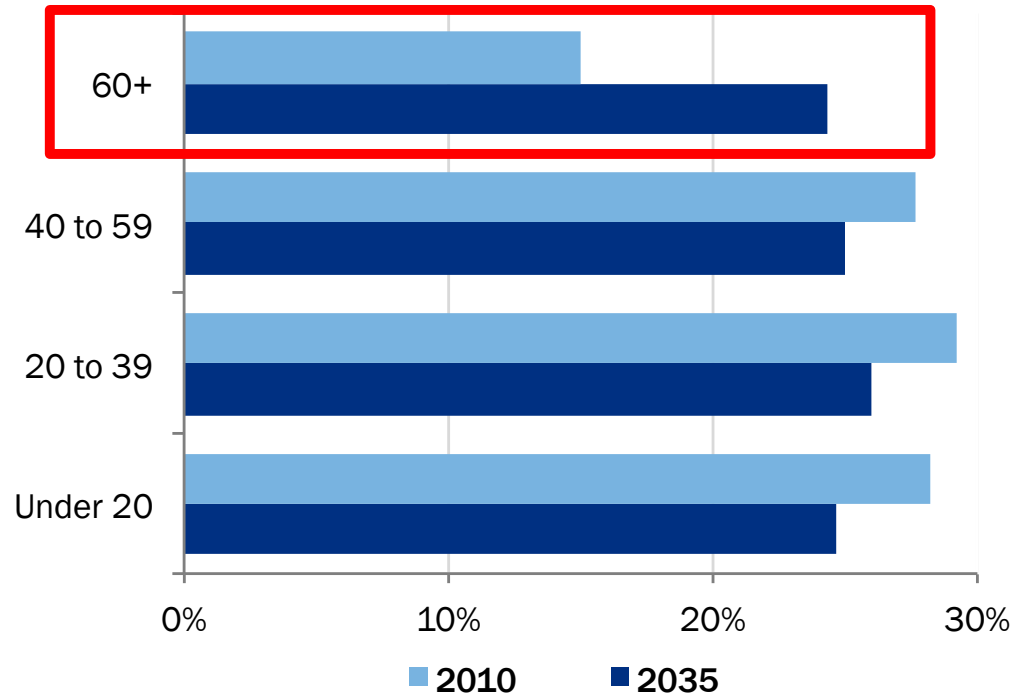
Hillsboro's population is younger

Hillsboro has a larger percentage of people 20-39 years old

Fastest growing groups in Hillsboro 2000-2010:

- 60 years +
- 40-59 years

Population Growth, Washington County, 2010-2035

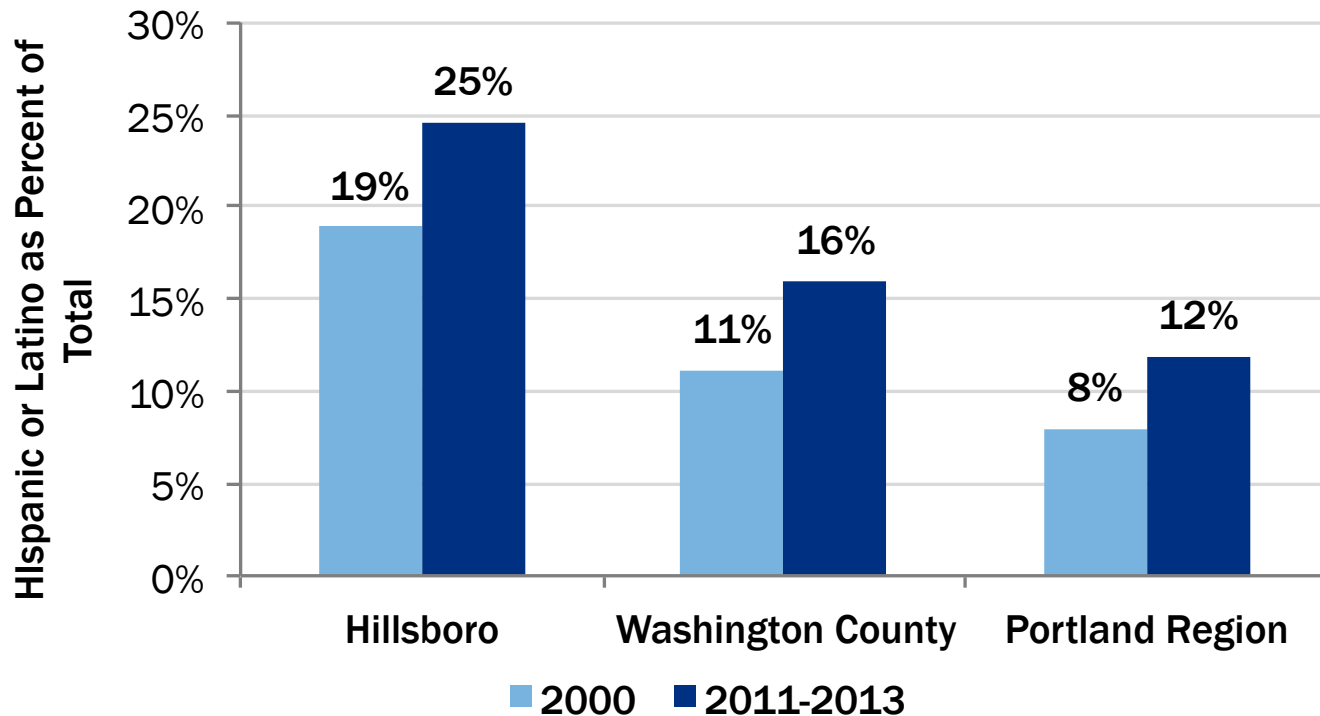


Source: Oregon Office of Economic Analysis, Long-term County Forecast, 2013 Release

Growing Ethnic Diversity

Implication of continued growing Hispanic and Latino population:

- Increased demand for all types of housing, especially market-rate affordable housing, owner and renter



Source: U.S. Census Bureau, 2000, 2011-2013 American Community Survey

Housing for Workers at Businesses in Hillsboro

Wages of Workers Employed at Businesses in Hillsboro and the Portland Region, 2014

Source: Oregon Employment Department, Quarterly Census of Employment and Wages

Hillsboro

\$138K

MEDIAN WAGE OF WORKERS WITH THE TOP 25% OF WAGES

\$78K

AVERAGE WAGE

\$59K

MEDIAN WAGE

\$32K

MEDIAN WAGE OF WORKERS WITH THE BOTTOM 25% OF WAGES

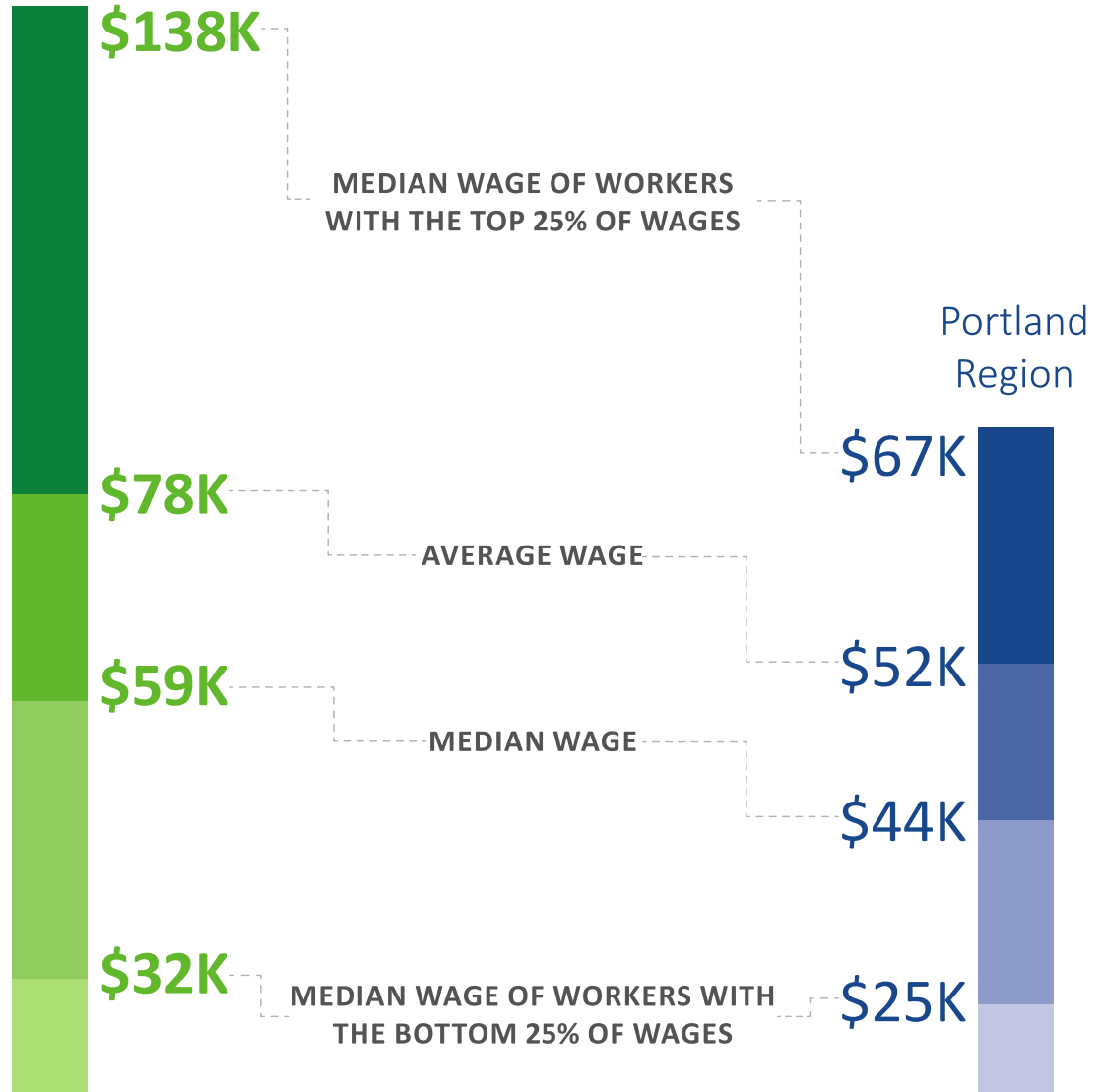
Portland Region

\$67K

\$52K

\$44K

\$25K



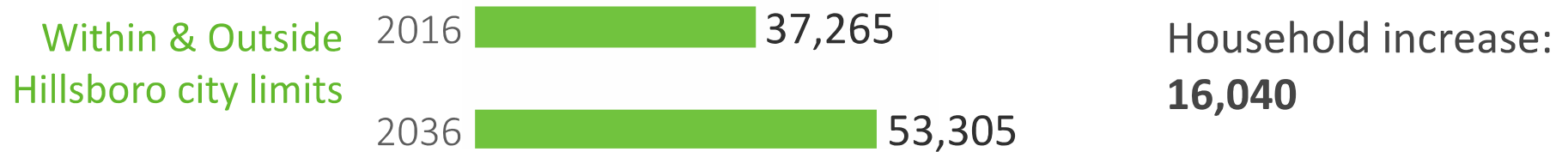
Residential Land Sufficiency



Forecast of Housing Growth, Hillsboro City Limits and South Hillsboro

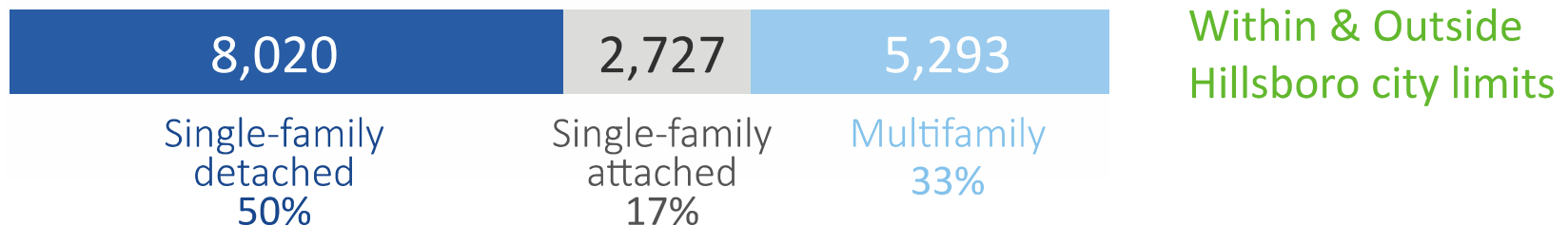
Forecast of Household Growth, Hillsboro Area, 2016-2036

Source: Metro “Gamma” forecast, November 2012



Forecast of New Dwelling Units by Type of Unit, Hillsboro Area, 2016-2036

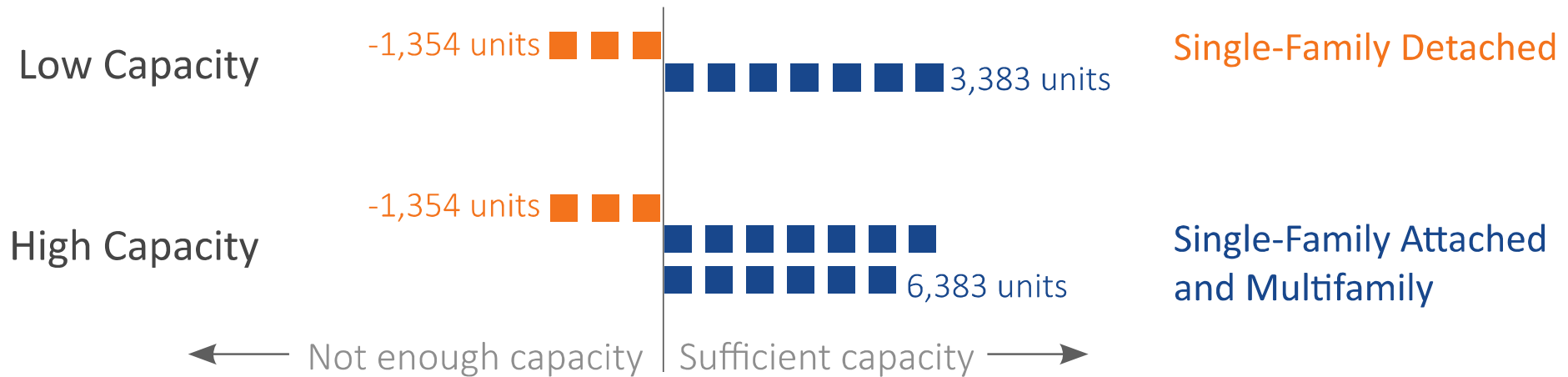
Source: Metro “Gamma” forecast, November 2012; Calculations by ECONorthwest



Hillsboro Land Sufficiency

Comparison of the Forecast for New Housing with Hillsboro's Comparison for New Housing

1 square represents 500 dwelling units



Implications for Hillsboro's Housing Needs

- Hillsboro is meeting and exceeding OAR 660-007 requirements within the city limits
- Hillsboro will need to identify opportunities for additional development of single-family detached housing
- Hillsboro's revised housing policies should provide opportunities to meet housing needs of all income levels, from low-income households to affluent workers at businesses in Hillsboro

Implications for Hillsboro's Housing Needs

- Development outside of the city limits will be important for accommodating future growth
 - Continue working to start development in South Hillsboro
 - Begin planning for development in Urban Reserves
- Over long-term, identify additional opportunities for multifamily and redevelopment within the City
 - Downtown, TV Highway corridor

Discussion: Draft Comprehensive Plan Policies



Next Steps on the Housing Needs Analysis



Next Steps

- Develop housing implementation strategy
(for HNASC meeting 5 in January 2016)
- Planning Commission Work Session (January 2016)





Portland



Eugene



Seattle



Boise